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Lewis House, Sorrel Close, Isham

£180,000 Leasehold

BELVOIR!

EPC Rating D. Council Tax B.



Set within a small & well-maintained block of just eight apartments, this beautifully positioned two double bedroom first-floor apartment offers spacious accommodation, together with the added benefits of a share of the freehold, single garage & allocated parking. The property is offered to the market with no onward chain, making it an ideal choice for buyers seeking a straightforward move.

The apartment opens into a welcoming entrance hall leading through to a bright and generously proportioned open-plan living space. French doors provide an attractive outlook over the communal gardens allowing plenty of natural light into the room, creating a pleasant connection with the outside space. The adjoining galley-style kitchen is well arranged & leads through to a separate utility area, providing useful additional storage.

There are two good-sized double bedrooms, both benefiting from fitted/built-in wardrobes. The property is further complemented by two bathrooms, one fitted with a shower & the other with a bath, offering flexibility for both residents and guests.

Externally, the apartment forms part of a private plot with beautifully maintained communal grounds. The wrap-around garden provides a peaceful & attractive setting, incorporating a generous communal lawn, a large patio with seating area and a designated space for drying washing. The property also benefits from a single garage and additional parking.

Located within the picturesque village of Isham, the apartment enjoys a peaceful setting whilst being conveniently positioned for everyday amenities & wider transport links. The combination of its quiet village location, manageable size development, attractive communal grounds & excellent ownership benefits make this a particularly appealing home.

Entrance Hall

Door to front, carpet to flooring, ceiling light, telephone entry system.

Inner Hall

Carpet to flooring, ceiling light, storage cupboard, storage heater.

Lounge/Diner

7.16m x 5.07m (23'6" x 16'7")

Double glazed French door to side, double glazed window to rear, carpet to flooring, ceiling light, storage heaters, TV point.

Kitchen

2.2m x 1.95m (7'2" x 6'5")

Double glazed window to front. Kitchen comprising of wall & base units, granite effect work surfaces over, electric double oven, four ring induction hob, cooker hood over, stainless steel sink with drainer, ceiling light, vinyl to flooring.





Utility

1.95m x 1.38m (6'5" x 4'6")

Double glazed window to front, plumbing for washing machine, hot water cylinder, ceiling light, vinyl to flooring.

Bedroom One

4.07m x 3.73m (13'5" x 12'2")

Double glazed window to front, fitted wardrobes, carpet to flooring, electric radiator, ceiling light.

Bedroom Two

4.07m x 2.88m (13'5" x 9'5")

Double glazed window to front, built in wardrobe, carpet to flooring, electric radiator, ceiling light.

Bathroom

2.39m x 1.96m (7'10" x 6'5")

Double glazed window to front, paneled bath, low level WC, pedestal wash hand basin, part tiled walls, vinyl to flooring, wall mounted heater, shave point, ceiling light.

Shower Room

2.06m x 1.96m (6'10" x 6'5")

Double glazed window to front, single shower enclosure, low level WC, pedestal wash hand basin, part tiled walls, vinyl to flooring, electric radiator, shave point, ceiling light.



External

Communal wrap around grounds, mainly laid to lawn, patio area with seating & washing line.

Garage

UP & over door, parking to front of garage.

Agents Notes

Lease - 100 years from and including 1 March 2011

Service/Maintenance Charge £1000 pa approx (could fluctuate depending on the level of maintenance for the year)

Reviewed Yearly

No ground rent

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Money Laundering Regulations: Buyers will be required to provide identification documents once an offer is accepted to complete anti-money laundering (AML) checks. A fee applies per person.

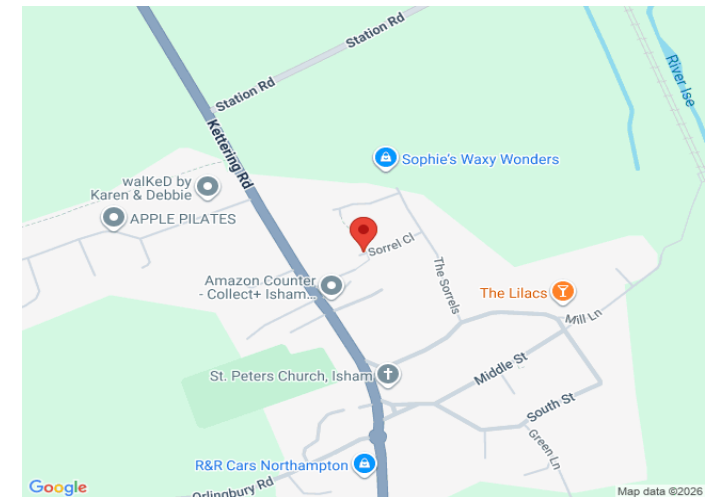
First Floor Apartment



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Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



Contact us today to arrange a viewing...

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